

(323) 881-2401

November 23, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY
(3RD AND 5TH DISTRICTS) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Find that the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) in that it approves fees for capital projects necessary to maintain services within existing service areas CEQA Guidelines Section 15273(a)(4).
2. Adopt the attached resolution updating the Developer Fee Program which:
 - a) Approves the updated Developer Fee Detailed Fire Station Plan dated September 2004; and
 - b) Approves the 2004 Developer Fee Update Fee Calculation Summary; and
 - c) Increases the developer fee amount to \$.3877 per square foot from the current fee of \$.3716 to reflect current average costs associated with land acquisition, fire station construction, apparatus, equipment, and administration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District (District). The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. Pursuant to Government Code Section 66000, et. seq., the District has updated the capital facilities plan to reflect fire station requirements based upon the most current growth projections in the designated developer fee areas of benefit (Attachment A to the Resolution). In the next five years it is anticipated that 16 additional permanent fire stations and 2 temporary facilities will be needed within the areas of benefit, which are the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley. The need for these new facilities is directly related to development in the areas of benefit.

The Resolution adopted by your Board states that the District "...will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to the Board of Supervisors..." The current developer fee amount, which is \$.3716 per square foot of new development, was approved by your Board in May 2003.

Based on the full costs of our most recent new facilities, we are recommending the developer fee amount be increased to \$.3877 per square foot. This updated fee reflects the actual cost of land acquisition for a fire station site, fire station construction, apparatus, equipment, and administrative costs associated with fee collection and project and facilities management.

FISCAL IMPACT/FINANCING

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee to \$.3877 per square foot will enable the District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Government Code Sections 66002 and 66018, notice of the public hearing to update the developer fee amount and the capital improvement plan must be published in a newspaper of general circulation in the three areas of benefit. The developer fee is exempt from the provisions of Proposition 218.

The Auditor-Controller has reviewed the updated fee amount and found it reasonable. A summary of the fee calculation is attached to the Resolution (Attachment B). County Counsel has approved as to form the attached resolution updating the developer fee amount and the Detailed Fire Station Plan.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The updated fee amount of \$.3877 will be imposed in the unincorporated areas in the three developer fee areas of benefit effective upon approval by your Honorable Board. The updated developer fee amount will be imposed in the cities of Calabasas, Malibu, Santa Clarita, Lancaster, and Agoura Hills upon adoption by the cities of a resolution updating the fee amount.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT

This project is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act guidelines developed by the State Office of Planning Research.

The Honorable Board of Supervisors
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CONCLUSION

Upon conclusion of the public hearing, please instruct the Executive Officer of the Board to return two (2) copies of this letter with the adopted Resolution to the Consolidated Fire Protection District.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P. Michael Freeman", with a stylized flourish at the end.

P. MICHAEL FREEMAN

PMF:ip

Attachments (2)

c: Chief Administrative Officer
County Counsel
Auditor-Controller
Executive Officer, Board of Supervisors

**IN THE MATTER OF FINANCING FOR
FIRE PROTECTION FACILITIES**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF THE CONSOLIDATED
FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley, (collectively, "areas of benefit") effective August 1, 1990, which is to be updated annually thereafter; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program in the areas of benefit, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code section 66000 et seq.; and

WHEREAS, the need for increased fire service resources to maintain fire protection services is generated by the progress of development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain fire protection services; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the areas of benefit of the Antelope Valley, the Santa Clarita Valley, and the Malibu/Santa Monica Mountains are emerging urban expansion areas; and

WHEREAS, funding of fire protection services to accommodate emerging urban expansion in the areas of benefit of the Antelope Valley, the Santa Clarita Valley, and the Malibu/Santa Monica Mountains is inadequate and will continue to be inadequate without additional funding sources; and

WHEREAS, property tax revenues are not available when needed, as they are generated after development occurs, and are insufficient to fund the development and operation of fire protection facilities to address fire protection service demands in emerging urban expansion areas.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection service within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and as such is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act guidelines developed by the State Office of Planning and Research.
3. On _____, 200_, a public hearing was held to update the Developer Fee Program and to consider: 1) the updated Developer Fee Detailed Fire Station Plan dated September 2004 (Attachment A) attached hereto and incorporated herein, which serves as the capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations; and 2) the 2004 Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which calculates the amount to be levied upon the parcels within the areas of benefit.
4. Based upon the September 2004 Developer Fee Detailed Fire Station Plan and the 2004 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the developer fee's use and the type of development projects on which the developer fee is imposed; 2) the need for fire station facilities and the type of development project on which the developer fee is imposed; and 3) the amount of the developer fee and the cost of all or a portion of the fire station facilities attributable to the development on which the developer fee is imposed.
5. The Board of Supervisors approves and adopts the updated Developer Fee Program in the areas of benefit for the benefit of the Consolidated Fire Protection District of Los Angeles County as follows: a) the September 2004 Developer Fee Detailed Fire Station Plan is approved and adopted; b) the 2004 Developer Fee Update Fee Calculation Summary is approved and adopted; c) the updated developer fee amount of \$.3877 per square foot of the new floor areas of buildings is approved to be effective the first day of the month following the date of the approval of this updated developer fee amount by the Board of Supervisors; and d) all other terms and provisions of the

The foregoing resolution was adopted on the _____ day of _____, 200_, by the
BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

By _____ Deputy

OFFICE OF THE COUNTY COUNSEL

By Eric Young
Deputy

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DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM
FOR THE BENEFIT OF THE
CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY**

SEPTEMBER 2004

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

The Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of September 2004 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 16 additional fire stations, 2 temporary fire stations, and the necessary capital equipment that will be required in the areas of benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by developer fee revenues or funds which the District has advanced from other sources. These advances will be repaid when sufficient developer fee revenue is generated.

Terms Used in Plan	Explanation
Fire Station/Location	In most cases a site has not yet been purchased; the locations are therefore approximate.
Anticipated Capital Projects Costs	<ul style="list-style-type: none">Where actual costs are not yet available, the anticipated capital projects costs are based upon current costs.Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.No District overhead costs nor an inflation factor have been applied; all figures are based on current costs.Developer fee credit may be granted for the donation of a site, apparatus, or construction of a fire station to help offset the impact of development on the District.
Project Cost Estimate	Based on costs for fire stations currently under development. Includes plans and specifications, consultant services, plan check, permit and inspection fees, construction, and project management costs.
Amount Budgeted	Advances made by the District, to be repaid when developer fee revenues are sufficient, are indicated. If no amount is budgeted, the development of the fire station may be delayed until developer fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2004**

FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 89 Canwood St. between Reyes Adobe & Kanan Rd. City of Agoura Hills	Station Dev. Costs \$ 4,177,000 Apparatus \$0 Total \$4,177,000	\$4,177,000 Dev. Fee/District	10,800 sq. ft. Engine 265 Squad 65 Bn. HQ Training Rm.	Engine 265 and Squad 65 to be transferred to provide staffing. Construction anticipated to be completed in July 2005. Funding is 45% developer fee and 55% District revenue.
Fire Station 108 Rock Cyn. Rd. north of Haskell and Copper Hill Santa Clarita Valley	Station Dev. Costs \$ 1,700,000 Apparatus 409,015 Total \$2,109,015	\$956,000 Dev. Fee	4,500 sq. ft. Engine	Developer, Pacific Bay Properties, provided site for developer fee credit in the amount of \$200,000. Construction anticipated to commence in Spring 2005.
Temp. Station 104 26622 Golden Valley Rd. Santa Clarita	Station Dev. Costs \$ 375,000 Apparatus \$0 Total \$375,000	\$375,000 Dev. Fee	2,400 sq. ft. Engine	Quint 104 is anticipated to be placed in service January 15, 2005. Positions on Engine 307 and Patrol 107 reassigned to provide staffing. City of Santa Clarita is managing project.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2004

INITIATING PRIORITY YEAR: 2005-06*
*TARGET OCCUPANCY**: 2008-09*

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Temporary Fire Station 156 Santa Clarita Valley	Project cost est. \$ 500,000 Apparatus 409,015 <hr/> Total \$909,015	\$0	2,400 sq. ft. Engine	Temporary station is contingent upon Newhall Land and Farming making land available for the temporary site.
Fire Station 128 Plum & Whites Cyn Rds Santa Clarita Valley	Land \$ - Project cost est. 2,500,000 Apparatus 525,975 <hr/> Total \$3,025,975	\$869,000 Dev. Fee	8,000 sq. ft. Engine Squad	Developer is currently acquiring a grading plan. Lot line adjustment has been approved.
Fire Station 132 Wes Thompson Ranch Sand Cyn Rd north of Hwy14 Santa Clarita Valley	Land \$ 393,333 Project cost est. 2,500,000 Apparatus 409,015 <hr/> Total \$3,302,348	\$0	8,000 sq. ft. Engine	Developer is Troxler Residential Ventures, LLC.
Fire Station 150 Golden Valley Road, south of Hwy 14 Santa Clarita Valley	Land \$ 393,333 Project cost est. 2,500,000 Apparatus 409,015 <hr/> Total \$3,302,348	\$0	8,000 sq. ft. Engine	A station site is designated in the tract map for the Golden Valley Ranch project.
Fire Station 143 Hasley Canyon Area Santa Clarita Valley	Land \$ - Project cost est. 2,500,000 Apparatus 409,015 <hr/> Total \$2,909,015	\$0	8,000 sq. ft. Engine	Land will be provided by developer, Newhall Land and Farming, for developer fee credit.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2004

INITIATING PRIORITY YEAR*: 2006-07

TARGET OCCUPANCY**: 2009-10

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
None				

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2004

INITIATING PRIORITY YEAR*: 2007-08

TARGET OCCUPANCY: 2010-11**

Fire Station/ Location	Anticipated Capital Project Costs		F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Newhall Ranch Del Valle area Santa Clarita Valley	Land	\$ -		8,000 sq. ft. Engine	Newhall Land and Farming to fund construction and apparatus requirements for developer fee credits. Station is to be built at District's Del Valle facility.
	Project cost est.	-			
	Apparatus	-			
	Total	\$0	\$0		
Fire Station 142 Southern Antelope Valley between Stations 81 and 80	Land	\$ 393,333		8,000 sq. ft. Engine	
	Project cost est.	2,500,000			
	Apparatus	409,015			
	Total	\$3,302,348	\$3,282,000 Dev. Fee		
Fire Station 156 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	Land	\$ 393,333		12,000 sq. ft. Engine Quint	Apparatus cost is for a quint.
	Project cost est.	3,300,000			
	Apparatus	714,662			
	Total	\$4,407,995	\$0		
Fire Station 100 Valley Cyn Rd at Spring Canyon	Land	\$ -		8,000 sq. ft. Engine	Developer, Shadow Pines Partners, to provide a station site for developer fee credits. (Tract No. 48086)
	Project cost est.	2,500,000			
	Apparatus	409,015			
	Total	\$2,909,015	\$469,000 Dev. Fee		
Fire Station 138 Tesoro Del Valle Santa Clarita Valley	Land	\$ -		8,000 sq. ft. Engine	Development is north of Copper Hill by San Francisquito and Seco Cyn. Developer to provide a station site for developer fee credits. (Tract No. 51644, Farmer John Development)
	Project cost est.	2,500,000			
	Apparatus	409,015			
	Total	\$2,909,015	\$0		

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - SEPTEMBER 2004

INITIATING PRIORITY YEAR*: 2008-09

TARGET OCCUPANCY:** 2011-12

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2004-05 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 104 Golden Valley Rd south of Soledad Cyn Rd. City of Santa Clarita	Land \$ 393,333 Project cost est. 2,500,000 Apparatus 0 Total \$2,893,333	\$325,000 Dev. Fee	8,000 sq. ft. Engine	A suitable site is being sought by the District.
Fire Station 137 Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. 2,500,000 Apparatus 409,015 Total \$2,909,015	\$0	8,000 sq. ft. Engine	Developer, Lennar Homes, to provide a station site in the Stevenson Ranch Phase V development for developer fee credits.
East Calabasas area between Stations 68 and 69	Land \$ 393,333 Project cost est. 2,500,000 Apparatus 409,015 Total \$3,302,348	\$0	8,000 sq. ft. Engine	Development in this area is limited at this time.
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ 393,333 Station Dev. Costs 2,500,000 Apparatus 409,015 Total \$3,302,348	\$0	8,000 sq. ft. Engine	Construction to be completed by the City of Lancaster. \$500,000 of Lancaster Fire Station Bond funds committed for this Station.
Gate-King Ind. Park so. of Hwy 126 near Eternal Valley Memorial Park City of Santa Clarita	Land \$ 409,000 Project cost est. 2,500,000 Apparatus 409,015 Total \$3,318,015	\$0	8,000 sq. ft. Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

ATTACHMENT B

**2004 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY**

	Calculated Cost	Proportionate Station Share	Cost Applied
Average Land Cost	\$393,333	100.00%	\$393,333
Fire Station Development Cost	\$3,279,527	100.00%	\$3,279,527
Engine	\$409,015	100.00%	\$409,015
Quint	\$714,662	20.95%	\$149,722
Squad	\$116,960	32.80%	\$38,363
Administrative Costs	\$240,120	100.00%	\$240,120
Total Cost per Fire Station			\$4,510,080
Total Square Feet of Development per Fire Station			11,633,307
DEVELOPER FEE AMOUNT PER SQUARE FOOT			\$0.3877